



**AGENDA
REGULAR CITY COUNCIL
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street ~ Leander, Texas



Thursday ~ July 7, 2016 at 7:00 PM

**Mayor – Christopher Fielder
Place 1 – Andrea Navarrette
Place 2 – Michelle Stephenson
Place 3 – Shanan Shepherd**

**Place 4 – Ron Abruzzese (Mayor Pro Tem)
Place 5 – Jeff Seiler
Place 6 – Troy Hill
City Manager – Kent Cagle**

1. Open meeting, Invocation, Pledges of Allegiance
2. Roll Call
3. Staff Comments:
4. Citizen Comments: Three (3) minutes allowed per speaker
Please turn in speaker request form before the meeting begins

CONSENT AGENDA: ACTION

5. Approval of the minutes: June 16, 2016
6. Dedication and Acceptance of Subdivision Infrastructure Improvements for Borho Phase 8
7. Dedication and Acceptance of Circle Diamond – Offsite Waterline Extension
8. Dedication and Acceptance of Subdivision Infrastructure Improvements for Mason Ranch, Phase 2 Section 2B

PUBLIC HEARING: ACTION

9. **Public Hearing** on Zoning Case 15-TOD-Z-030 and Subdivision Case 15-TOD-CP-009: Consider rezoning and approval of the Tylerville Commercial Concept Plan and PUD Zoning of 11.221 acres, more or less, for a tract of land generally located to the southwest of the intersection of San Gabriel Parkway & US Hwy 183 from PUD, Planned Unit Development to an amended PUD to include the base zoning districts of GC-3-A, General Commercial, GC-2-A, General Commercial and LC-2-A, Local Commercial, Leander, Williamson County, Texas
Applicant/Agent: Bill Pohl on behalf of Waterstone Tylerville, LP

Action on Zoning Case 15-TOD-Z-030 and Subdivision Case 15-TOD-CP-009: Rezoning and approval of the Tylerville Commercial Concept Plan and PUD Zoning of 11.221 acres, more or less, for a tract of land generally located to the southwest of the intersection of San Gabriel Parkway & US Hwy 183 from PUD, Planned Unit Development to an amended PUD to include the base zoning districts of GC-3-A, General Commercial, GC-2-A, General Commercial and LC-2-A, Local Commercial, Leander, Williamson County, Texas

10. **Public Hearing** on Ordinance Case 16-OR-001: Consider amending sections of the Composite Zoning Ordinance, to add definitions, update the use components, to modify setbacks for commercial fueling, to update requirements for screening, to update the parking requirements table, to modify residential setbacks, to clarify requirements for drainage and detention facilities, to modify outdoor lighting requirements, to update the architectural standards, to update the site development standards

Action on Ordinance Case 16-OR-001: amending sections of the Composite Zoning Ordinance, to add definitions, update the use components, to modify setbacks for commercial fueling, to update requirements for screening, to update the parking requirements table, to modify residential setbacks, to clarify requirements for drainage and detention facilities, to modify outdoor lighting requirements, to update the architectural standards, to update the site development standards

11. **Public Hearing** on Ordinance Case 16-OR-002: consider amending sections of the Subdivision Ordinance, to add definitions, to modify provisions for the protection of riparian corridors, to modify requirements associated with construction plans; to update tree preservation plan requirements, to modify private street standards, and to clarify the park land dedication requirements

Action on Ordinance Case 16-OR-002: amending sections of the Subdivision Ordinance, to add definitions, to modify provisions for the protection of riparian corridors, to modify requirements associated with construction plans; to update tree preservation plan requirements, to modify private street standards, and to clarify the park land dedication requirements

REGULAR AGENDA

12. Consider an Ordinance regarding Donation Drop Boxes
13. Consider Task Order WAL-1 with Walker Partners Engineering, Inc. for Design, Bidding, and Construction Phase Professional Services for Raider Way and E. Woodview Drive
14. Consider amendment to Task Order HWL-1 with H. W. Lochner, Inc. for professional services for Bagdad Road North Improvements
15. Consider a variance to allow for construction activities outside of the normal hours of 7am and 9pm for Suddenlink Communications on the Old 2243 Project
16. Consider approval of an amendment to the Sales Tax Rebate Agreement for the Gateway Shopping Center between the City of Leander and Hayden Asset I, LLC, a Delaware limited liability company
17. Consider Acceptance of a Community Development Block Grant for the construction of a sidewalk on the east side of Bagdad Road
18. Consider Development Agreement Case 15-DA-006: Consider approval of a development agreement between the City of Leander, Sixth Street Capital, LLC, a Texas limited liability company, and Devine Land Investments, LLC, a Nevada limited liability company for 208 acres more or less, generally located at southwest of the intersection of Bagdad Road and the future extension San Gabriel Parkway; City of Leander, Williamson County, Texas
19. Council Member Closing Statements

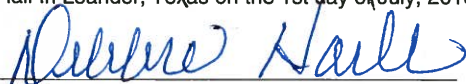
EXECUTIVE SESSION

20. Convene into executive session pursuant to Section 551.072 Texas Government Code, related to proposed settlement of eminent domain litigation regarding the purchase and/or value of real property. to wit: a 5.217 acre tract owned by Gary and Cathy Gross

21. Reconvene into open session to take action as deemed appropriate in the City Council's discretion related to proposed settlement of eminent domain litigation regarding the purchase and/or value of real property, to wit: a 5.217 acre tract owned by Gary and Cathy Gross
22. Consider a resolution authorizing the City Manager to release funds totaling \$840,380 to effectuate final settlement of pending eminent domain litigation to acquire a 5.217 acre tract owned by Gary and Cathy Gross ("Gross") and also to execute a Declaration of Covenants, Conditions and Restrictions concerning the 5.217 acre tract for a deep water intake maintenance site, on terms subject to review and approval by the City Attorney and Special Counsel.
23. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves The right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations Or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 1st day of July, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code



Debbie Haile, TRMC, City Secretary